

DORCHESTER TOWN COUNCIL

PLANNING AND ENVIRONMENT COMMITTEE

3rd DECEMBER, 2012

At a Meeting of the Planning and Environment Committee held on 3rd December, 2012:

PRESENT The Mayor (Councillor A.J. Canning) and Councillors V.J. Allan, K.E. Armitage, C.S. Biggs, R.M. Biggs, T.C.N. Harries, S.C. Hosford (in the Chair), E.S. Jones, Trevor Jones, T.F. Loakes, M.E. Rennie and D.S. Roberts.

APOLOGIES for absence were received from Councillors F.E. Kent-Ledger, R.B. Potter and D. Taylor.

44. **MINUTES**

The Minutes of the Meeting of the Committee held on 5th November, 2012, adopted by Council on 27th November, 2012, were taken as read and were confirmed and signed by the Chairman as a correct record.

45. **FLOODING**

The Chairman introduced Messrs. N. Boon and S. Malpass from the Environment Agency and Mr. B. Richards from Dorset County Council who were attending the meeting to discuss with Members progress made in respect of flooding issues affecting parts of the Town.

Mr. Boon informed the Committee that the County Council and the Environment Agency had linked together in order to try to alleviate the problems of flooding in Dorset. The County Council was the Lead Local Flood Authority and was responsible for local flooding sources (surface water, groundwater and ordinary watercourses) whilst the Environment Agency's main responsibility was flooding from main rivers and the sea.

During the July, 2012 flooding over 240 properties in Dorset were affected with Dorchester ranking third behind the South Winterbourne parishes and Bridport. Following this the County Council and the Environment Agency held seven flood clinics across the County to discuss problems with residents. Three weeks ago the a flood fair was held where affected residents could purchase products to help protect their property.

In answer to a question Mr. Boon informed the Committee that last week just over 700 properties in Somerset and Devon were affected by flood water.

In response to another question Mr Richards informed the Committee that, following the flood clinics, he was nearing completion of his initial report pending receipt of the Environment Agency's completed flood event report. It would include an action plan for each affected area across Dorset.

Mr. Boon informed the Committee that one of the biggest criticisms they received at the flood clinics was the lack of communication received by the public and one of their top priorities was to ensure that this was rectified. They intended to inform locally what works were being carried out, for example ensuring that weirs within the flood plain were

operating correctly and debris was removed from the River Frome, particularly around the flood gates at Greys Bridge, which many residents in the area blamed for the flooding. He assured those present that the protection of properties from flood water was a top priority for the Environment Agency and a booklet 'Living on the Edge' would soon be available

Residents expressed their view that the flood water in July 2012 came from the water meadows and Mr. Richards said that every effort was being made to persuade riparian owners, and local farmers in particular, to build ha-has and stop cattle from taking water straight from the river as this eroded the banks. However it was appreciated that flood warnings must improve.

The Environment Agency and Dorset County Council were investigating short term measures to relieve the loading on Mill Stream.

Mr. Malpass informed the Committee that the Environment Agency had now secured funding for a flood model of the River Frome catchment area to be prepared and the results should be available during the summer of 2013.

A Member suggested that perhaps the berms installed along the Mill Stream by Dorset Wildlife Trust could have exacerbated the problems but she was assured by Mr. Richards that this was not the case.

Another Member suggested that the Environment Agency, as a statutory consultee should object more rigorously to development on flood plains.

The Chairman thanked the representatives for attending the Meeting.

46. **DORSET COUNTY COUNCIL**

(a) Dorchester Town Walks – National Cycling Network Route 26

Further to Minute 24(a) the Committee received and noted correspondence from the Principal Transport Planner to the County Council indicating that the intended linking of the National Cycling Network along the Town Walks would not now proceed due to insufficient funds being available.

(b) Road Closures – Carriageway Resurfacing Works

The Committee noted that the following roads would be closed to enable carriageway resurfacing works to be carried out:-

- Culliford Road North from 4th to 6th December, 2012;
- Edward Road & Whitfield Road from 4th to 6th December, 2012;
- The Grove (B3147) from 4th to 8th February, 2013;
- Damers Road (B3144) from 11th to 22nd February, 2013.

(c) Various Road Closures – 6th December, 2012

The Committee noted that the following roads would be closed between 17.20 and 21.30 on 6th December, 2012 for Dorchester Christmas Cracker:

- Cornhill and South Street – the entire lengths;
- Trinity Street - from its junction with Princes Street northward;
- High West & High East Streets – from Top o’ Town Roundabout to Church Street;
- Durngate Street – from its junction with Cornhill to Church Street;
- New Street – the entire length.

47. **WEST DORSET DISTRICT COUNCIL**

(a) **New Local Plan for West Dorset, Weymouth & Portland – Alternative Sites Consultation**

The Committee received and considered a document from the Spatial & Community Policy Manager seeking this Council’s comments on the Alternative Sites consultation document.

The only area identified within the Town boundary was the land presently allocated for amenity open space north of the A35 which had been submitted by the landowner as a potential housing development site.

Following discussion it was

RESOLVED

- (1) That the Town Clerk be requested to write to the West Dorset District Council expressing in the strongest possible terms this Council’s objection to this site being considered for housing development as this area is prone to flooding, is a valuable green lung for the residents of Castle Park and vehicular access to the site could be dangerous roundabout.

During consideration of this item concern was also expressed regarding the possible development of approximately 1500 dwellings proposed for Cokers Frome north of Dorchester

Members were strongly of the opinion that any development in this area would impact on the flooding issues already being experienced in the Town and that the current infrastructure could not support the creation of a new village which would hugely impact on Dorchester.

It was also

RESOLVED

- (2) That the Town Clerk be requested to write to the West Dorset District Council strongly objecting to this proposal.

(b) West Dorset, Weymouth & Portland Community Infrastructure Levy – Draft Charging Schedule Consultation

The Committee received and considered the Draft Charging Schedule Consultation prepared by the Spatial & Community Policy Manager to collect financial contributions from developers towards the costs of additional infrastructure needed as a result of development.

It was

RESOLVED

That the West Dorset District Council be informed that this Council raises no objections to the proposals.

(c) Tree Works – Approvals

The Committee noted that the following tree works had been approved by the District Council:

- Crown reduction on two Hornbeam and two Horse Chestnuts at Agriculture House, Acland Road.

48 **PARKING RESTRICTIONS**

(a) Maiden Castle Road – Cul De Sac

The Committee considered a request from Dorset County Council for the possible extension of permitted parking in the cul de sac in Maiden Castle Road from 1hour to 2 hours.

Following discussion it was

RESOLVED

That this Council supports the extension of permitted parking to 2 hours but no longer.

(b) High East Street Outside Great Western Camping

The Committee considered whether to request the Dorset County Council to introduce a prohibited parking restriction on a stretch of road outside Great Western Camping, possible three car lengths long which was presently restricted only by a single yellow line.

Following discussion it was

RESOLVED

- (1) That this request be not made.

- (2) That the Management Committee be asked to consider requesting the Town Hall Keepers to cone the area on the Saturday night before Remembrance Sunday.

(c) Junction of Lübbecke Way and Kings Road

The Committee considered a request from a resident of Lübbecke way suggesting that parking restrictions should be introduced at this junction.

It was

RESOLVED

That this request be not acceded to at the present time.

(d) Maen Gardens, Culliford Road

The Committee considered a request from the Property Manager of Maen Gardens for parking restrictions to be extended into the development in the light of an increase of non-residential vehicles parking in the estate. Members noted that at present the double yellow lines along Culliford Road terminated on the corner of Maen Gardens.

It was

RESOLVED

That the Property Manager of Maen Gardens be informed that this Council would support the proposal provided that all expenses are covered by the residents of Maen Gardens.

(Councillor Trevor Jones left the Meeting at this point.)

49. **DRAFT DORCHESTER AREA COMMUNITY PLAN – 2013-2016**

The Committee received and considered the draft Dorchester Area Community Plan 2013-2016.

It was

RESOLVED

That Members be requested to respond individually with any comments directly to the Community Partnership Development Worker.

50. **EXTENDING PERMITTED DEVELOPMENT RIGHTS FOR HOMEOWNERS AND BUSINESSES**

The Committee received and considered a consultation document from the Department for Communities and Local Government seeking views on proposals to increase the permitted development rights for homeowners, businesses and installers of broadband infrastructure.

Following discussion it was

RESOLVED

That each Member be requested to submit their comments to the Town Clerk by 18th December, 2012, to enable a corporate response from this Council to be prepared.

(Councillor E.S. Jones left the Meeting at this point.)

51. **PLANNING APPLICATIONS**

- (a) PA 1/D/12/0690 – Listed Building Consent for Internal Alterations to form a New Staircase and Partitions at 11 High East Street

The Committee noted that this Planning Application had been withdrawn from the Planning Register.

- (b) Installation of a Broadband Cabinet – Woodlands Crescent, Poundbury

The Committee noted that an application had been received to site a Broadband cabinet in Woodlands Crescent.

- (c) Generally

The Committee considered planning applications referred to this Council for comment by the West Dorset District Council.

It was

RESOLVED

That the comments on the various planning applications as now agreed and set out at Appendix I be notified to the West Dorset District Council.

Chairman

PLANNING APPLICATIONS CONSIDERED

Planning Applications considered on 3rd December, 2012:

1 11080

Change of use of the lower ground floor, ground and first floors from A3 use to residential. Retain the residential use to the second and third floors, but convert to flats as opposed to a single residence. Replace the rear outbuildings with a one bedroom new build. Provide 7 No. one bedroom units in total at 5 High East Street. 1/D/12/1496 (CA & Grade II LB)

No objection in principle. However this Council does have concerns regarding the possible overload on the existing ageing infrastructure in this area (i.e. drainage)

2 11081

Listed Building consent for a change of use of the lower ground floor, ground and first floors from A3 use to residential. Retain the residential use to the second and third floors, but convert to flats as opposed to a single residence. Replace the rear outbuildings with a one bedroom new build. Provide 7 No. one bedroom units in total at 5 High East Street. 1/D/12/1497 (CA & Grade II LB)

No objection.

3 11082

Excavate grass area and lay tarmac to provide additional parking space. Remove hedges and replace with fencing at 4 Wyvern Road. 1/D/12/1437

Recommend refusal. The laid surface should be permeable to avoid the potential risk of flooding. The Council also regret the loss of hedging.

4 11083

Advertisement consent to erect 1x internally illuminated high level projecting sign at Premier Inn, Brewery Square. 1/D/1/1523 (CA Affects the setting of a LB)

No objection.

5 11084

Relief from Condition 7 (Partial) of PA 1/D/11/001615 for the retention of access and partially covering with topsoil and reseeded. (Variation of condition) on land adjacent to Monkeys Jump (adjoining parish consultation) 1/D/12/1534

No objection.

6 11085

Rear extension and porch at 57 St. Georges Road. 1/D/12/1567

No objection.

7 11086

Single storey rear extension at 118 Monmouth Road. 1/D/12/1563

No objection.

8 11087

Application of render finish to the 1980's extensions to be temporarily retained between phasing of the works at Avenue House, South Walks Road. 1/D/12/1552 (CA)

No objection.

9 11088

Listed building consent to Install new painted timber shopfront with 11.5mm laminated glass, with new entrance screen and door. Tiled plinth to windows to withstand elements at 2 South Terrace. 1/D/12/1572 (CA & Grade II LB)

No objection.

10 11089

Remove existing c1990's painted timber shopfront. Install new painted timber shopfront with 11.5mm laminated glass, with new entrance screen and door. Tiled plinth to windows to withstand elements at 2 South Terrace. 1/D/12/1571 (CA & Grade II LB)

No objection.

11 11090

Change of use of premises from Class A1 (retail) to Class D1 (counselling/therapy consulting rooms) at 3 Babeny Walk. 1/D/12/1588

No objection. However the Council suggest there should be a restriction on hours of opening to protect the amenity of the neighbours.

12 11091

Proposed rear conservatory at 4 Whitfield Road. 1/D/12/1581

No objection.

13 11092

Listed Building consent for alterations to form cake shop and café at 29 High East Street.
1/D/12/1577 (Grade II LB & CA)

No objection.

14 11093

Change of use to a cake shop and café at 29 High East street. 1/D/12/1576 (Grade II LB & CA)

No objection.